SUCCESSOR TRUSTEE'S DEED

Davidson County DEEDTRS
Recvd: 12/29/15 14:07 3 pgs
Fees:18.00 Taxes:703.00
20151229-0130636

STATE OF ~~ARKANSAS~~ TN)
COUNTY OF ~~PULASKI~~ Davidson

The actual consideration or value, whichever is greater, for this transfer is $~~240,100.00~~ 190,000 (R)

Andy Maloney, Trustee of the Barton Trust

Subscribed and sworn before me this the 29th day of December, 2015

Notary Public

My commission expires: 5-24-17

JULIE COONE STATE OF TENNESSEE NOTARY PUBLIC MAURY COUNTY, TENN.

This instrument was prepared by:

Robert S. Coleman, Jr.
1405 North Pierce, Suite 306
Little Rock, Arkansas 72207

Address of New Owner	Send Tax Bills To:	Map-Parcel Nos.
Andy Maloney, Trustee of the Barton Trust 5516 Maplesong Drive Nashville, TN 37211	Andy Maloney, Trustee of the Barton Trust 5516 Maplesong Drive Nashville, TN 37211	Parcel No.: 075-06-0-124.00

WHEREAS, Karen Harris and Sheldon Harris by Deed of Trust (the "Deed of Trust") dated July 20, 2007, recorded on August 03, 2007, as Instrument No. 20070803-0092460, in the Register's office for Davidson County, Tennessee, conveyed to ROBERT M. WILSON JR, as Trustee, the hereinafter described real property to secure the payment of a certain Deed of Trust Note (the "Note") described in the Deed of Trust, which note was payable to Countrywide Home Loans, Inc.;

WHEREAS, the undersigned was appointed as Successor Trustee by the owner and holder of the Note by instrument of record recorded on September 15, 2015, as Instrument No. 20150915-0093512, in the Register's Office for Davidson County, Tennessee; and

WHEREAS, default was made in the payment of the Note; and

WHEREAS, the owner and holder of the Deed of Trust demanded that the Successor Trustee foreclose the Deed of Trust; and

WHEREAS, pursuant to instructions of the owner and holder, the Successor Trustee advertised said property for sale in accordance with the terms and provisions of the Deed of Trust, notices of the time and place of said sale having been published in the Davidson A.M. on Oct. 16, 2015; Oct. 23, 2015; and Oct. 30, 2015; and

WHEREAS, the Successor Trustee, as required by the terms of the Deed of Trust, offered for sale to the highest bidder for cash, at public outcry, at the front door of the Davidson County Courthouse in Nashville, Tennessee, at 11:00 a.m. On November 6, 2015, and Andy Maloney, Trustee of the Barton Trust (hereafter "Grantee") being the highest and best bidder thereof, became the Buyer of said property for the sum of One Hundred Forty Thousand One Hundred and 00/100 ($140,100.00).

NOW THEREFORE, Robert S. Coleman, Jr., in his capacity as Successor Trustee, and not otherwise, for and in consideration of a premises and the payment of the sum stated above, the receipt of which is hereby acknowledged, hereby transfers and conveys to the Grantee, its successors, successors and assigns, certain real property located in HERMITAGE, Davidson County, Tennessee, more particularly described as follows:

Situated in the City of Hermitage, County of Davidson, and State of Tennessee:

And being known as being Lot No. 21 on the Plan of Section 5, Hermitage Estates, as of record in Plat Book 4175, Page 67, Register's Office for Davidson County, Tennessee, to which plan reference is made for a more complete description.

Being the same property acquired by Karen S. Fields, AKA Karen Harris, and M. Ruth Spencer, by deed filed for record on February 11, 1999, and recorded in Deed Book 11337, Page 409 in the Office of the Clerk of Davidson County, Records.

325 Monaco Drive
Hermitage, Tennessee 37076

Tax ID: 075-06-0-124

This is improved property known as: 325 MONACO DR., HERMITAGE, TN 37076-0000

TO HAVE AND TO HOLD the aforesaid property free from all legal and equitable and statutory rights of redemption, exemptions of homestead, rights by virtue of marriage, and all other exemptions of every kind, all of which have been waived in the Deed of Trust, in as full and complete manner as the undersigned, in his capacity as Successor Trustee, and not otherwise, has the power to convey same. Robert S. Coleman, Jr., as Successor Trustee, and not otherwise, warrants the title to said property to the Grantee, its successors, heirs and assigns against lawful claims of all persons claiming by, through or under it, but not otherwise.

IN WITNESS WHEREOF, the undersigned has executed this instrument on the 25th day of Nov 2015 at 4:50 P.m. CDT.

Robert S. Coleman, Jr.
Successor Trustee

STATE OF ARKANSAS)
COUNTY OF PULASKI)

Personally appeared before me, the undersigned, a Notary Public in and for said county and state. ROBERT S. COLEMAN, JR., with whom I am personally acquainted, and who acknowledged that he executed the within instrument for the purposes therein contained, and who further acknowledged that he is the SUCCESSOR TRUSTEE of the holder (or a constituent of the holder) and is authorized by the holder (or by its constituent, the constituent being authorized by the holder) to execute this instrument on behalf of the holder.

Witness my hand, at Little Rock, Arkansas, this 20th day of November, 2015 at 4:50 p.m. CDT.

My commission expires: _____

Notary Public

SALLY GARRINGER
MY COMMISSION # 12398775
EXPIRES: May 24, 2024
Lonoke County

I, Andy Maloney, do hereby make oath that I am a licensed attorney and/or the custodian of the electronic version of the attached document tendered for registration herewith and that this is a true and correct copy of the original document executed and authenticated according to law.

Signature

State of TN
County of Davidson

Personally appeared before me, Julie Coone, a notary public for this county and state, Andy Maloney, who acknowledges that this certificate of an electronic document is true and correct and whose signature I have witnessed.

Notary's Signature

My commission expires: 5-24-17

JULIE COONE
STATE OF TENNESSEE
NOTARY PUBLIC
MAURY COUNTY, TENN.